



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

December 7, 2015

1512-PUD-27

Exhibit 1

Petition Number: 1512-PUD-27

Petitioner: KRG Bridgewater, LLC by Bose McKinney & Evans LLP (the "Petitioner")

Request: The Petitioner requests an amendment to the Bridgewater PUD District Ordinance to allow a discount store use, in excess of 10,000 square feet but not to exceed 20,000 square feet, to be located on a portion of property within the Bridgewater Marketplace.

Current Zoning: Bridgewater PUD District Ordinance

Current Land Use: Retail Center

Approximate Acreage: 7.63 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Bridgewater PUD District Ordinance Amendment
5. Neighbor Meeting Summary

Staff Reviewer: Andrew Murray, Associate Planner

PETITION HISTORY

The Bridgewater Club Restated and Consolidated Planned Unit Development District ordinance (the "Restated Ordinance") identified the property, generally located at the northwest corner of 146th Street and Gray Road (the "Property"), as Area Y within the Bridgewater Marketplace.

This petition was introduced at the November 9, 2015, City Council meeting.

PROCEDURAL

Changes in zoning are required to be considered at a public hearing by the Advisory Plan Commission (the "APC"). The public hearing for this petition will be held on December 7, 2015, at the APC meeting. Notice of the December 7, 2015, public hearing was provided in accordance with Indiana law and the APC's Rules of Procedure.

The Petitioner hosted a meeting for adjoining property owners on December 3, 2015, as required by Article 10.9(C)(1)(f) of the UDO for proposed PUD Districts. The Petitioner has provided a summary of that meeting, which is included in **Exhibit 5**.

PROJECT OVERVIEW

Project Location: The subject property is approximately seven (7) acres located at the northwest corner of Gray Road and 146th Street (see **Exhibit 2**). The Property is currently zoned by the Bridgewater PUD District Ordinance. The Property's underlying zoning district is the Local Business (LB) District.

Amendment Request: The Petitioner is requesting an amendment to the Bridgewater PUD District Ordinance to allow for a discount store use, in excess of 10,000 square feet but not to exceed 20,000 square feet, to be located on the Property. Under the current Bridgewater PUD District standards (Ordinance 06-49), a discount store use, not to exceed 10,000 square feet, is a permitted use on the Property.

Unified Development Ordinance: Under the current provisions of the Westfield-Washington Township Unified Development Ordinance (the UDO), a large discount store¹ use is permitted in the General Business (GB) District. For the purposes of defining the term "large", the UDO qualifies a business over twelve thousand (12,000) square feet as large. A small discount store² is permitted in the Local Business/Historical (LB-H) District, LB District, and the GB District. For the purposes of defining the term "small", the UDO qualifies a business under twelve thousand (12,000) square feet as small.

STATUTORY CONSIDERATIONS

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
 2. Current conditions and the character of current structures and uses.
 3. The most desirable use for which the land is adapted.
 4. The conservation of property values throughout the jurisdiction.
 5. Responsible growth and development.
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STAFF COMMENTS

1. Hold a public hearing at the December 7, 2015, APC meeting.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the proposal based on APC comments, public comments and any additional staff comments.
3. If any APC member has questions prior to the public hearing, then please contact Andrew Murray at (317) 379.9080 or amurray@westfield.in.gov.

¹ Article 12.1 of the UDO includes large discount stores under the defined term High Intensity Retail.

² Article 12.1 of the UDO includes small discount stores under the defined term Medium Intensity Retail.